

EXHIBIT "A"

Chapter 6.110A --DEVELOPMENT FEES

Sections:

6.110A.010 Preliminary Plan Review Fees.

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Fees for those preliminary plan review activities included in table 6.110A.010 shall be collected prior to processing the application:

Table 6.110A.010 - Preliminary Plan Review Fees

Preliminary Plan Review Fees		
Section	Activity	Fee
1	Planning Fees	
A	Archaeological	
I	Pre-Determination Base fee	438
	Fee per acre over 5 acres	60
II	Study Review	354
B	Annual Reviews Initiated by Property Owners (fee includes rezones in conjunction with annual review)	7,018
C	Appeals to Hearings Examiner	1,009
D	Appeals to Board of Commissioners	263
E	Boundary Line Adjustments⁶	88
G	Columbia River Gorge	438
H	Conditional Use Permit⁷	
I	Minor - Includes day care centers, roadside stands, utility substations, kennels, veterinary clinics, additions of up to 10% of additional square feet beyond the existing building and structures, and similar uses as determined by the planning director	4,615
II	Major - All use not indicated above	13,808
I	Continuance of Hearing	

Table 6.110A.010 - Preliminary Plan Review Fees

Preliminary Plan Review Fees		
Section	Activity	Fee
	For any hearing postponed or continued by request of the applicant after legal notice has been given; PROVIDED, that this requirement shall not apply where the request is based upon new information presented at the hearing other than from the applicant	1/2 preliminary plan original fee. If there are associated reviews, the highest
J	Covenant Release - Full and Partial	1,009
L	EIS Review⁵	Actual salary and benefits for employees performing work plus
M	Forest Practice	
I	Conversion option harvest plan (COHP) with approved current use timber management	561
II	COHP without approved current use timber management plan	967
III	Forest conversion when not preceded by an approved COHP	1,088
IV	Type I, single-family dwelling moratorium waiver, field reviews of non-exempt Class I forest practices, and open space / current use taxation	371
V	Type III, moratorium waiver	9,168
N	Garden Shed Setback Waiver	44
P	Habitat Conservation	
I	Clearing permit	535
II	Building Permit & Other Dev. Apps	322
III	Habitat Plan Review	84
IV	Habitat Predetermination	84
V	Stewardship plan	0
R	Home Occupation	
I	Home occupation/Type I	79
II	Home occupation/Type I if application received after code enforcement action has	79

Table 6.110A.010 - Preliminary Plan Review Fees

Preliminary Plan Review Fees		
Section	Activity	Fee
III	Home occupation/Type II	2,605
IV	Home occupation/Type II if application received after code enforcement action has	5,106
S	Legal Lot Determination	
	Base fee	482
	Fee per lot over 2 lots	176
T	Planned Unit Development or Master Plan	
I	P.U.D. - Residential	
	Base fee ⁴	5,355
	Fee per unit	148
	\$4,874 minimum; \$13,600 maximum; 50% reduction of subdivision fee if P.U.D. and subdivision filed simultaneously	
II	P.U.D. - Nonresidential	
	Base fee ⁴	5,355
	Fee per sq. ft. - ground floor	0.88
	Fee per sq. ft. - upper floor	0.44
	\$4,874 minimum; \$20,400 maximum	
III	P.U.D. - Mixed	same fees as I and II
U	Planning Director Review	
I	Non-conforming Use Determination	177
II	Temporary use - Type I	815
III	All other reviews	1,482
V	Plat Alterations	
I	Plat Alteration	1,750
II	(If hearing is requested pursuant to CCC 17.701A.060(B), the indicated fee shall be charged to the applicant.)	1,750
W	Post Decision Review¹	
I	Post decision review/Type I	572
II	Post decision review/Type II	1,116
III	Post decision review/Type III	1,643
X	Pre-Application Conference (all types)	
I	Pre-application conference	670
II	Pre-application waiver request	131
III	Wetland Only Pre-Application Conference	45

Table 6.110A.010 - Preliminary Plan Review Fees

Preliminary Plan Review Fees		
Section	Activity	Fee
Y	Reporting - Application and Permit Information⁵	Actual salary and benefits for employees performing work plus
Z	SEPA Review	
I	Single-family residential	359
II	Short plat - per lot	271
III	All other reviews	
	Base fee	2,781
	Fee per acre	69
III	Subdivision and/or planned unit development	
	Base fee	1,789
	Fee per lot	25
IV	Conditional use	
	Base fee	3,351
	Fee per acre	69
V	Site plan review - Residential	
a	1 to 5 units	342
b	6 or more units	377
VI	Non-projects (includes annual review applications)	1,719
VII	Appeals	175
AA	Sewer Waiver	394
AB	Shoreline Permit	
I	Shoreline permit	3,342
II	Shoreline permit when considered with a conditional use permit	4,157
III	Shoreline permit when considered with a variance request	4,157
AC	Short Plat	2,607
AD	Sign	
I	Sign	176
II	Sign if application received after code enforcement action has been initiated.	666
AE	Site Plan Review - Residential	
I	Site plan review/Type I	272

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Preliminary Plan Review Fees		
Section	Activity	Fee
II	Site plan review/Type II - per unit (\$1,241 minimum; \$12,835 maximum)	148
AF	Site Plan Review - Non Residential	
I	Site plan review/Type I	2,008
II	Site plan review/Type II or commercial pad within a previously approved site plan which was not reviewed for the specific use or structure under the original site plan review	4,342
III	Land extensive uses such as golf courses	4,255
IV	Unoccupied commercial and utility structures	1,973
V	Tenant improvements	87
VI	Binding Site Plan Review (in addition to base fee)	232
AG	Special Valuation - Historic Preservation	263
AH	Subdivision	5,967
AI	Variance	
I	Type III	7,413
II	Type III - When considered with a development application	3,702
III	Administrative variance/Type I	762
IV	Administrative variance/Type I - When considered with a development application	745
V	Administrative variance/Type II	1,315
VI	Administrative variance/Type II - When considered with a development application	1,035
AJ	Wetland Protection³	
I	Predetermination	438
II	Wetland permit 1 acre or more	1,561
III	Wetland permit less than 1 acre	780
IV	Wetland Variance	1,044
AK	Zoning Certificate	175
AL	Zone Change	3,333
2	Engineering Fees	
A	Critical Aquifer Recharge Area Permit (CARA) Category I Only	
	Type 1, 2, & 3 Site plan review	1,175
B	Conditional Use Permit	
I	Stormwater	1,385

Table 6.110A.010 - Preliminary Plan Review Fees

Preliminary Plan Review Fees		
Section	Activity	Fee
II	Transportation	1,342
C	Continuance of Hearing - Applicant Initiated for Stormwater and/or Transportation Issues (in addition to planning fee)	789
D	Geological Hazard	
I	Pre-Determination Review	263
II	Pre-Determination Decision	479
III	Hazard Area Study Review	134
E	Home Occupation - Transportation	
I	Home occupation permit - Type I	52
ii	Home occupation permit - Type II	148
F	Post Plan Approval - Plan Revisions	
I	Change specifications before pre-submittal	no charge
II	Change specifications after first review	1/2 regular
III	Change specifications after final approval	Full regular
G	Road Modification - Transportation	
I	Appeal to hearings examiner	1,377
II	Design modification (Type I or II) - Prior to public hearing	1,377
III	Design modification (Type III) - Prior to public hearing	1,372
IV	Design modification (Type I or II) - After public hearing (in addition to post decision review fee)	1,728
V	Design modification (Type III) - After public hearing (in addition to post decision review fee)	3,096
H	Short Plat	
I	Stormwater plan	1,044
I	Site Plan²	
I	Stormwater plan review	
a	Type I or II	1,218
b	Unoccupied commercial and utility	333
c	Tenant improvements	No fee
II	Transportation plan review ²	
a	Type I or II	1,403
b	Unoccupied commercial and utility	342
c	Tenant improvements	No fee
J	Subdivision (all sizes)²	
I	Stormwater plan review	1,385

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Preliminary Plan Review Fees		
Section	Activity	Fee
II	Transportation plan review	
a	Base fee	701
b	Per lot fee	34
K	Variance	
I	Stormwater	1,044
M	Flood Plain Inquiry	56
3	Fire Marshal Fees	
A	Reviews - Planning and Development Review	
I	Site plan review Type II	403
II	Type I site plan and planning director reviews	280
III	All other land use applications <u>except lot</u> determinations	-
IV	Road modification	210
B	Reviews - Building Construction/Change in Use/Special or Temporary Use	
I	Building construction/Change in use	
a	1-10,000 sq. ft.	175
b	Each additional 10,000 sq. ft.	87
II	Use of building or structure for temporary use	175

Notes:

- 1 Includes Post Decision Review for Stormwater
- 2 If projects with an approved conditional user permit, planned unit, development or master plan paid for preliminary stormwater and transportation plan reviews at the time of the CUP, PUD, or master plan application, subsequent stages of development in accordance with the PUD or master plan are exempt from preliminary stormwater and transportation plan reviews.

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3 The director may waive a part or all of the wetland permit fees for wetland and buffer enhancements, provided (1) the project is not intended to mitigate for wetland buffer impacts, and (2) the project is not the result of an enforcement action.

4 Includes Stormwater and Transportation review

5 Cost recovery - Applicant will be required to sign an agreement that they will pay actual costs of review. Actual costs will be salary and benefits for employees performing work plus overhead at the rate of thirty percent (30%). The applicant will be sent an itemized billing.

6 Boundary Line Adjustment does not include legal lot determination fee.

7 Conditional Use Planning Fee reduced by 25% when submitted concurrently with Site Plan